



**CARVERS**  
SALES & LETTINGS

Church Lane  
Middleton St. George, Darlington, DL2 1DD  
Offers in the region of £895,000

House - Semi-Detached



Occupying an exceptional plot extending to approximately 0.64 acres, this magnificent Victorian residence is a home of genuine distinction. Behind its handsome period façade lies beautifully proportioned accommodation extending over four floors, retaining an abundance of original character and offering exceptional flexibility for modern family life.

The reception hallway immediately sets the tone, displaying the elegance and craftsmanship synonymous with the Victorian era, a wealth of original features has been lovingly preserved, including ornate cornice work, impressive fireplaces, high ceilings and generously proportioned rooms, all combining to create a home of immense charm and character.

The ground floor offers no fewer than six reception rooms, providing superb versatility for both family living and entertaining. Whether used as formal reception rooms, home offices, a library or playrooms, the accommodation adapts effortlessly to a wide variety of lifestyles.

The upper floors are equally impressive, with eight bedrooms arranged over two levels. Three of the principal bedrooms benefit from their own en suite facilities, whilst three further bathrooms ensure the property is exceptionally well equipped to accommodate a large family or visiting guests.

Beneath the house is a substantial cellar, a rare feature in its own right, comprising several rooms with impressive ceiling heights and offering tremendous potential for a variety of uses, subject to any necessary consents.

Outside, the property is every bit as impressive. Standing in approximately 0.64 acres, the mature garden provides a wonderful sense of privacy and seclusion. Beautifully established with extensive lawns, mature trees and colourful planting, it offers a peaceful setting that is seldom found.

Homes of this calibre and scale are increasingly rare. Combining elegant Victorian architecture, an abundance of original features, extensive and versatile accommodation and truly outstanding gardens.



- Magnificent Victorian home of some distinction
- Occupying a truly magnificent site of about 0.6 acre with superb views
- Flexible family/multi generational accommodation
- Beautiful village location
- Floor area of around six thousand square feet plus the cellar
- Accommodation over four floors retaining fabulous original features
- Eight Bedrooms with three en-suites and three further bathrooms across the top two floors
- Five/Six reception rooms
- Very large cellar space

### GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)

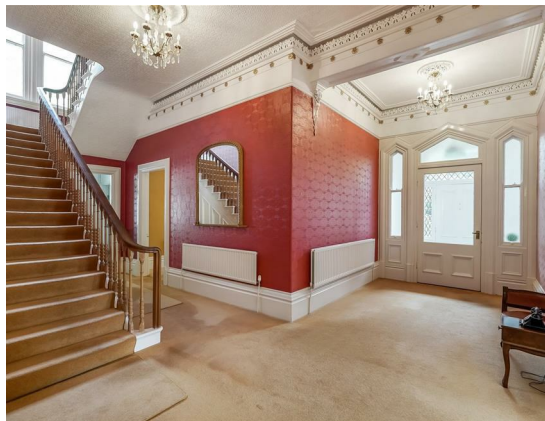
The property is situated in a conservation area (Middleton One Row)

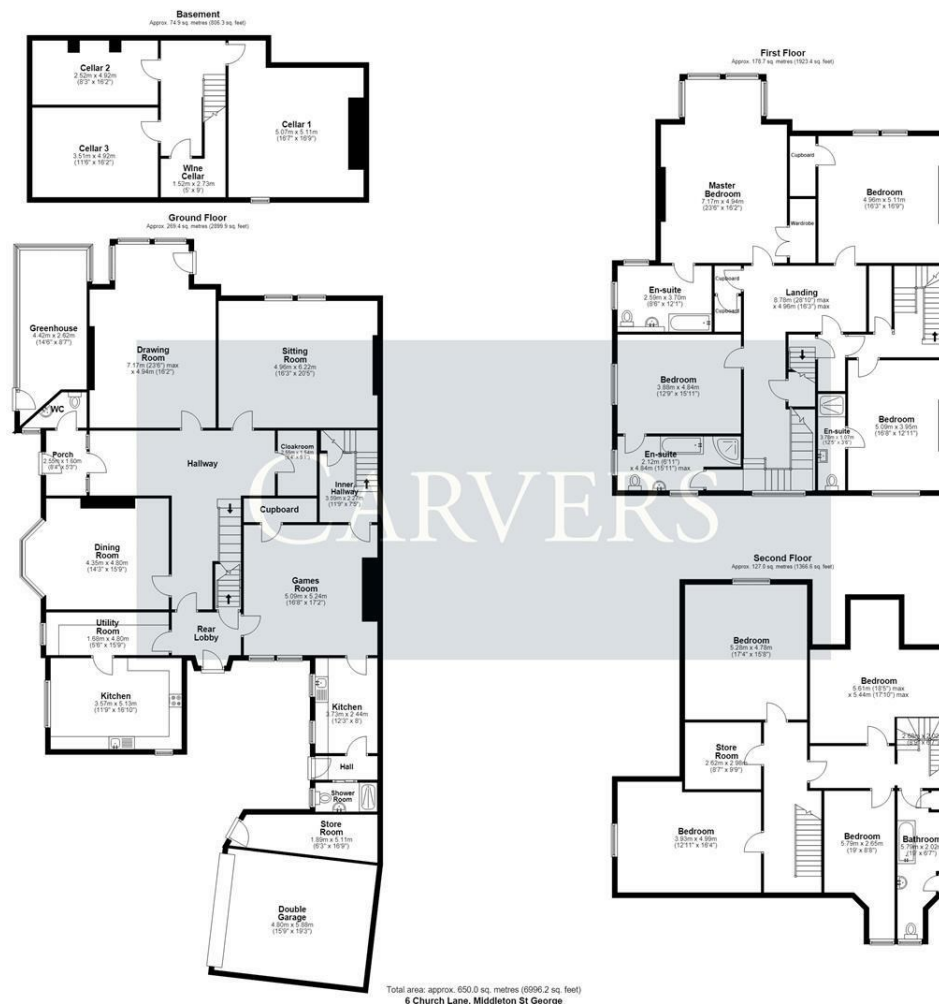
### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Property size taken from EPC  
6027.00 sq ft

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